

524/2296

पावती

Original/Duplicate

Wednesday, January 25, 2023

नोंदणी क्र. :39म

1:00 PM

Regn.:39M

पावती क्र.: 2482 दिनांक: 25/01/2023

गावाचे नाव: महाळुंगे

दस्तऐवजाचा अनुक्रमांक: हवल23-2296-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: (भाडेकरू) मे.विश्वकर्मा पर्सनल एज्युकेशनल ट्रस्ट तर्फे अधिकृत सहिकरीता भरत राजकुमार  
अगरवाल तर्फे क.ज.कु.मु. म्हणून प्रशांत सदानंद धकाते

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:18 PM ह्या वेळेस मिळेल.

Jt. Sub Registrar Haveli 23

बाजार मुल्य: रु.305757452 /-

मोबदला रु.200000000/-

भरलेले मुद्रांक शुल्क : रु. 13759500/-

सह. दुय्यम निबंधक वर्ग-२  
हवेली क्र. २३, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1101202307374 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2501202301154 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013576612202223E दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

b2M

1/25/2023



25/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 23

दस्त क्रमांक : 2296/2023

नोदणी :

Regn:63m

## गावाचे नाव : महाळुंगे

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	200000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	305757452
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गांव मौजे महाळुंगे ता. मुळशी येथील सर्वे नं.12/3 ते 5 व 12 ते 16/ प्लॉट नं.18/ यासी एकुण अमेनीटी स्पेस क्षेत्र 9474 .00 चौरस मिटर पैकी 9011.63 चौरस मिटर व त्या वर बांधलेल्या इमारतीमधील दुस-या मजल्यापर्यंत यासी क्षेत्र 42700 चौरस फुट कारपेट किंवा 4363.61 चौरस मिटर विल्टअप( ( Survey Number : 12 ; ) )
(5) क्षेत्रफळ	1) 4363.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- (भाडेकरू) मे. विश्वकर्मा परपल एज्युकेशनल ट्रस्ट तर्फे अधिकृत सहिकरीता भरत राजकुमार अगरवाल तर्फे क.ज.कु.मु. म्हणून प्रशांत सदानंद धकाते वय:-34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं.13 श्रीनिवास बंगलो मुकुंद नगर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411009 पॅन नं:-ACRPA6248F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- (मालक) विस्डम परपल विश्वकर्मा एज्युकेशनल एलएलपी तर्फे अधिकृत सहिकरीता मनिषा एस अगरवाल वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 135/1 पराडिसो बंगलो पाषाण सुस रोड, क्रिस्टल गार्डन, पाषाण पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AABFW0972C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2296/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	13759500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सह. दुय्यम निबंधक वर्ग-२

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1101202307374

Receipt Date 25/01/2023

Received from VISHWKARMA PUPRLE EDUCATIONAL TRUST, Mobile number 9890998220, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 2296 dated 25/01/2023 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune

DEFACED

₹ 560

DEFACED

### Payment Details

Bank Name MAHB

Payment Date 11/01/2023

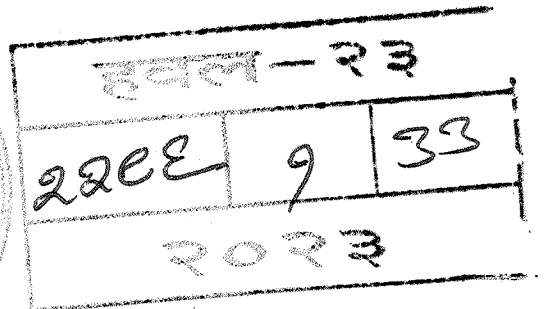
Bank CIN 10004152023011106873

REF No. 009035538

Deface No 1101202307374D

Deface Date 25/01/2023

This is computer generated receipt, hence no signature is required.



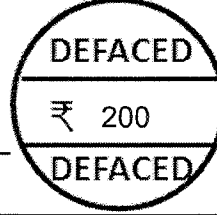


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	2501202301154	Receipt Date	25/01/2023
-----	---------------	--------------	------------

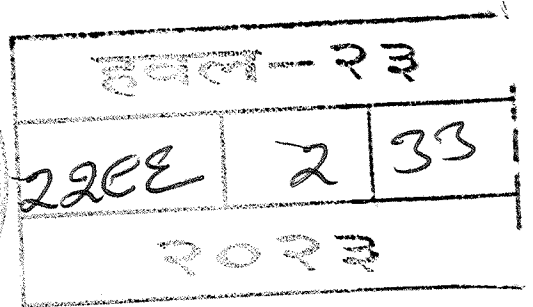
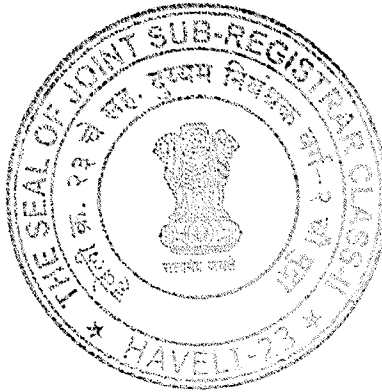
Received from PRIDE BUILDERS LLP, Mobile number 9370349346, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 2296 dated 25/01/2023 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.



### Payment Details

Bank Name	CNRB	Payment Date	25/01/2023
Bank CIN	10004152023012501063	REF No.	148326381645722
Deface No	2501202301154D	Deface Date	25/01/2023

This is computer generated receipt, hence no signature is required.





CHALLAN  
MTR Form Number-6



GRN	MH01357661220223E	BARCODE			Date	11/01/2023-13:13:51		Form ID	36		
Department	Inspector General Of Registration				Payer Details 23						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)	22CE		3	33		
					PAN No.(If Applicable)	AABTV2302H					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	vishwkarma purple educational trust					
Location	PUNE				Flat/Block No.	S NO 12/3 TO 5 AND OTHERS AMENITY SPACE					
Year	2022-2023 One Time				Premises/Building	MHALUNGE					
Account Head Details		Amount In Rs.		Road/Street	PUNE						
0030046401 Stamp Duty		13759500.00		Area/Locality	PUNE						
0030063301 Registration Fee		30000.00		Town/City/District							
				PIN		4	1	0	5	0	1
				Remarks (If Any)	PAN2=AABFW0972C~SecondPartyName=WISDOM PURPLE						
					VISHWAKARMA EDUCATIONAL LLP~						
				Amount In	One Crore Thirty Seven Lakh Eighty Nine Thousand F						
				Words	ive Hundred Rupees Only						
Total		1,37,89,500.00									
Payment Details				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	02300042023011181607		230113138442			
Cheque/DD No.				Bank Date	RBI Date	11/01/2023-13:15:47		12/01/2023			
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		30112 , 12/01/2023					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not  
Verified

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURY  
MUMBAI 02  
Date: 2023.01.15 13:00:51  
IST

Challan Defaced Reason

Sr. No.	Reason: GRAS Secure DocDeface Location: India	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-524-2296	0007087076202223	25/01/2023-12:59:34	IGR564	30000.00
2	(IS)-524-2296	0007087076202223	25/01/2023-12:59:34	IGR564	13759500.00
Total Defacement Amount					1,37,89,500.00



CHALLAN  
MTR Form Number-6



GRN	MH013576612202223E	BARCODE			Date	11/01/2023-13:13:51		Form ID	36	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		AABTV2302H			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		vishwkarma purple educational trust			
Location PUNE										
Year 2022-2023 One Time					Flat/Block No.		S NO 12/3 TO 5 AND OTHERS AMENITY SPACE			
Account Head Details				Amount In Rs.		Premises/Building				
0030046401 Stamp Duty				13759500.00		Road/Street		MHALUNGE		
0030063301 Registration Fee				30000.00		Area/Locality		PUNE		
						Town/City/District				
						PIN		4 1 0 5 0 1		
						Remarks (If Any)				
						PAN2=AABFW0972C~SecondPartyName=WISDOM PURPLE				
						VISHWAKARMA EDUCATIONAL LLP~				
						Amount In One Crore Thirty Seven Lakh Eighty Nine Thousand F				
Total				1,37,89,500.00		Words		ive Hundred Rupees Only		
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02300042023011181607 230113138442	
Cheque/DD No.					Bank Date		RBI Date		11/01/2023-13:15:47 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

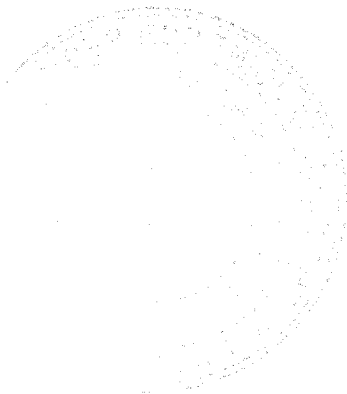
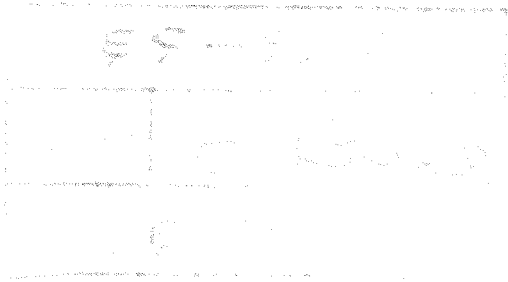
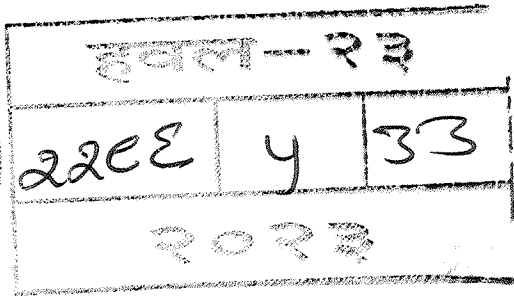
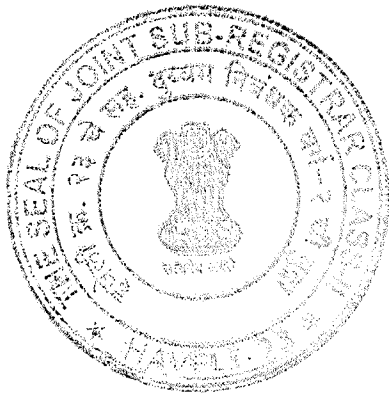
Mobile No. : 9890998520

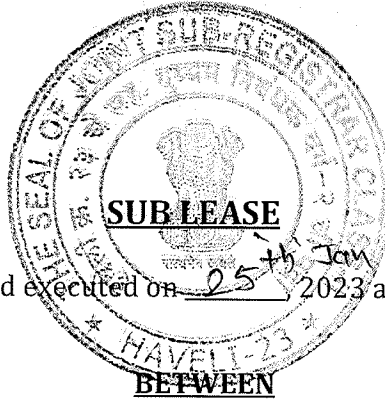
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



हवेल - २३		
2200	8	33
२०२३		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1101202307374	Date 11/01/2023
Received from VISHWKARMA PUPRLE EDUCATIONAL TRUST, Mobile number 9890998220, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name MAHB	Date 11/01/2023
Bank CIN 10004152023011106873	REF No. 009035538
This is computer generated receipt, hence no signature is required.	





हवेली-२३		
2202	६	33
२०२३		

This Sub Lease is made and executed on 25<sup>th</sup> Jan 2023 at Pune.

BETWEEN

**WISDOM PURPLE VISHWAKARMA EDUCATIONAL LLP** (PAN AABFW0972C) through its authorized signatory **MRS. MANISHA S. AGARWAL** (PAN No. - AARPA6826H) Age 50 Yrs, Occ - Business, R/at S.No. 135/1, Paradiso Bungalow, Pashan Sus Link Road, Near Crystal Garden, Pashan Pune 411 021 here in after referred to as **"the Sub Lessor"** (which expression shall, unless the context does not admit, include its, their heirs, executors and administrators /successor or successors) **of the One part.**

AND

**M/s. VISHWKARMA PURPLE EDUCATIONAL TRUST** registered under Bombay Public Trust Act, 1950, having its Registered Office at - S. No. 210, Aundh Chest Hospital Road Near PMC, D Zone office Wakad Pune, Maharashtra - 411 057. Through its authorized signatory **Mr. Bharat Rajkumar Agarwal** Occ - Business, Age - 37, PAN - ACRPA6248F, residing at - S. No. 13, Shrinivas Bungalow, Mukund Nagar, Pune - 411 009 herein after referred to as **"the Sub Lessee"** (which expression shall, unless the context does not admit, include its, their heirs, executors and administrators /successor or successors, and assign or assigns) **of the Other part.**

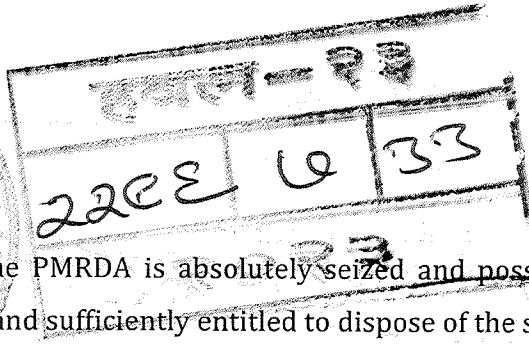
**WHEREAS —**

1. The Government of Maharashtra has, by Government Resolution No. PRD-2017/pa. kra. 38 /navi-7, dated 23/08/2017 by Urban Development Department has giving rights to PMRDA of land bearing S. No. 12/3 to 5 & 12 to 16/ Plot 18/ Amenity Space area admeasuring 9474.00 Sq. Mtrs. situated at village Mhalunge, Taluka Mulshi, Dist Pune, which is within the jurisdiction of Sub-Registrar, Haveli, Pune and also within the limits of Pune Metropolitan Region Development Authority, Pune; which is herein after referred to as the 'SAID LAND'. The Collector, Pune has, by its Order No. PMN/Kavi/330/2015 dated 23/07/2015 transferred the said land to the PMRDA.

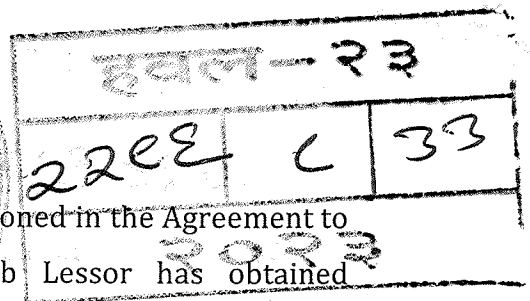
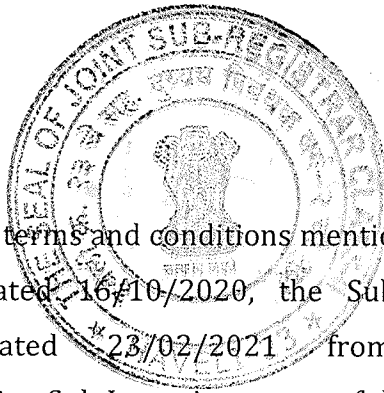
*Manisha S. Agarwal*

*Bharat Rajkumar Agarwal*





2. The PMRDA is absolutely seized and possessed of or otherwise well and sufficiently entitled to dispose of the said land.
3. The PMRDA has for, the purpose of disposing of the said land on leases, held a public auction on 06/07/2019. Public Notice was given in local news paper on dt. 02/06/2019 subject to rules & regulations.
4. The PMRADA has accepted the highest bid made by the Sub Lessor at the said auction for land lying in Sr.No. 12/3 to 5 and 12 to 16/Plot 18 of the Registration, Sub-District of Mauje Mhalunge, Tal-Mulshi, Pune and Registration District of Pune and contained by ad-measurements 9474.00 Sq. Meters (containing maximum permissible floor space Index as rules)
5. That, thereafter, an area admeasuring 462.37 sq. mtrs. has to be deducted from the area available for auction as per Letter Vide BMU/Mouje Mhalunge/S.No.12/3/Pra. Kra./86 dated 10/06/2020 issued by Metropolitan Planner, Building Permission Department, PMRDA, and granted the area available for lease admeasuring 9011.63 Sq. mtrs., Out of area admeasuring 9474 Sq. Mtrs., to the Sub Lessor and permission to enter upon the said subject land for 80 years from the execution of the Agreement to Lease Deed dated 16/10/2020, which is duly registered at the office of the joint Sub Registrar at Haveli 25, at Sr. No. 7407/2020, subject to the covenants, terms and conditions mentioned therein.
6. That, thereafter, the Sub Lessor has obtained sanctioned building plans from PMRDA and constructed building, portion of an area admeasuring 42700 Sq. Fts. Carpet area, upon the said land area admeasuring 9011.63 Sq. mtrs., which is more particularly described in the **SCHEDULE** hereunder written, which is hereinafter referred to as the '**SAID SUBJECT LAND**'. The said subject land is more particularly delineated on the plan annexed hereto and shown thereon by a red coloured boundary line.

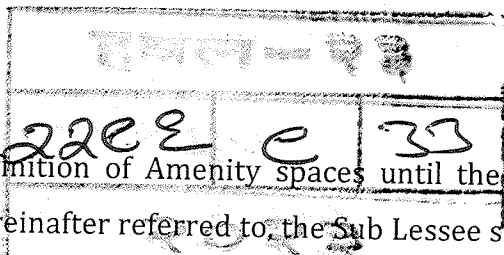


7. That, as per the terms and conditions mentioned in the Agreement to Lease Deed dated 16/10/2020, the Sub Lessor has obtained permission dated 23/02/2021 from the PMRDA for granting/assigning Sub Lease in respect of the said subject land, vide order/ Letter/ bearing No. Ja./ Kr./ L&E/ e-Auction-07/05-19/L-4/CR-219 with reference to Point No. 3(k) of the said agreement to lease deed.
8. Thus, the Sub Lessor is having absolute right to grant/assign for sub lease the said subject land to the said Sub Lessee.
9. That, the Sub Lessee is a Trust registered under the Bombay Public Trust Act, 1950, with its motto to impart quality education to all the sections of the society at reasonable cost and to spread literacy amongst the society at larger by means of this trust also having its object to start, run and manage Pre-Primary, Secondary, higher secondary and collegiate education, embodying a literacy, scientific, technical, commercial, legal, medical, Para-Medical, Engineering and industrial training and co-related acts therein.
10. The Sub Lessee with intent to educational Purpose work/activity approached to the Sub Lessor and request to grant/assign for sub lease in respect of the said subject land.
11. The Sub Lessor as per the request of the Sub Lessee has agreed to grant/assign sub lease of the said subject land to the Sub Lessee by execution of this Sub Lease, uptill the entire period for 80 years from the execution of the Agreement to Lease dated 16/10/2020 i.e upto 15/10/2100 on the terms and conditions herein before recited and hereinafter stated in this Sub Lease, as under -

**NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-**

- 1. Grant of Sub Lease** - From the execution of these presents, the Sub Lessee shall have licence and authority only to enter upon the said subject land for the purpose of educational work/activity, mentioned in the

*Handwritten signature*



definition of Amenity spaces until the grant of such sub lease, as is hereinafter referred to, the Sub Lessee shall be deemed to be a bare Sub Lessee only of the said subject land **at the rate of Rs.105/- per sq. ft. on carpet Area** admeasuring 42700 sq. Ft (the present subject matter is upto 2<sup>nd</sup> floor only) and subject to the same terms including the liability for payment of other rates, land revenue and taxes, etc.

2. **Not a demise.**- Nothing contained in these presents shall be construed as a demise in law of the said subject land hereby agreed to be demised or any part thereof so as to give to the Sub Lessee any legal interest therein until the sub lease hereby contemplated shall be executed and registered but the Sub Lessee shall only have a licence to enter upon the said subject land for the purpose of performing this deed.

3. The Sub Lessee hereby agrees to observe and perform the following conditions that is to say :—

(a) **Rates of taxes.**—That Sub Lessee shall pay all rates, taxes, charges, claims and outgoings chargeable in respect of the said subject land and building erected thereon.

(b) **Payment of land revenue.**— That Sub Lessee shall pay the land revenue and cesses assessed or which may be assessed on the said subject land.

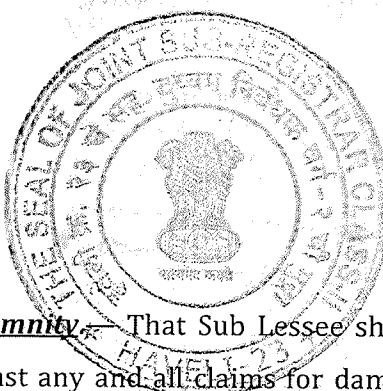
(c) **Interest Free Refundable Security Deposit (Security Deposit)**

The Sub Lessee shall pay the security Deposit for said subject matter land, which referred to as “**Security Deposit**” in following manner -

Sr. No.	Amount	Stages
1.	Rs. 20,00,00,000/-	Paid on or before the execution of this Sub Lease.
<b>Total Security Deposit of Rs. 20,00,00,000/- Crores Only)</b>		<b>(Rs. Twenty</b>

The Parties agree that the Security Deposit shall be refunded to the Sub Lessee, free of interest, at the end of the lease Period or on termination of this sub lease, whichever is earlier.

MSA

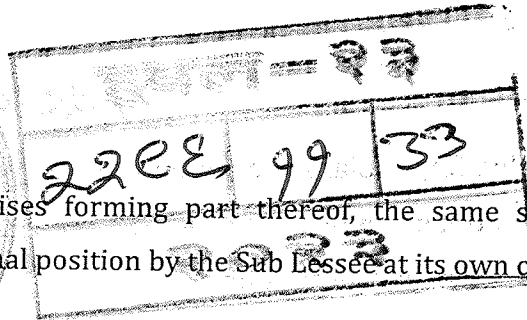
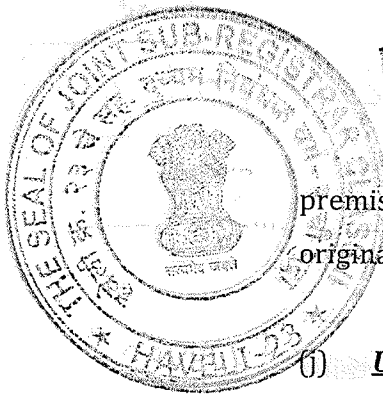


हवल-२३		
2209	90	33
2023		

- (d) **Indemnity**- That Sub Lessee shall keep the Sub Lessor indemnified against any and all claims for damage and also against all payments whatsoever which may become payable or be demanded by any local authority in respect of the said works or of anything done under the authority herein contained.
- (e) **Not to affix or display signboards, advertisements etc.**- That Sub Lessee shall not affix or display or permit to be affixed or displayed on the said subject land or building erected thereon any signboards, sky-signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Sub Lessor and PMRDA shall have been previously obtained thereto.
- (f) **Assignment**- That Sub Lessee shall not, without the previous consent in writing of the Sub Lessor and Metropolitan Commissioner, sell, assign, sub lease, under-let, mortgage or sublet or in any other manner transfer or assign or part with the possession of the whole or part of the said subject land or their interest therein. Consent may be granted by the Metropolitan Commissioner on such terms and conditions as he may think fit including the condition for payment of further consideration.
- (g) **Nuisance** - That Sub Lessee shall not at any time do, cause or permit any nuisance in or upon the said subject land and in particular shall not use or permit the said subject land to be used for the purpose for which it is not rented.
- (h) **Maintain the premises of said subject land** - That Sub Lessee shall maintain the premises of said subject land and building standing thereon, including such major repairs as may be required, without causing any damage to the building and/or changing the specifications.
- (i) **Not to make any structural changes** - That Sub Lessee shall not make any structural alterations or modifications in the building or any premises forming part thereof without prior written consent of the Sub Lessor and Metropolitan Commissioner/PMRDA. If the Sub Lessee effects any structural alteration, modification in the building or any

Mal

yan



premises forming part thereof, the same shall be restored to the original position by the Sub Lessee at its own cost.

(j) **Use the said subject matter land for educational purpose only -**

That Sub Lessee shall use the said subject matter land for the purpose of imparting education (primary), secondary and higher Secondary school.

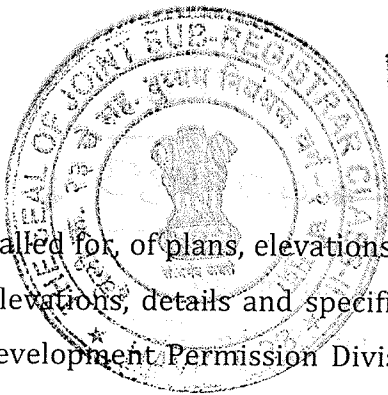
(k) **Statutory Compliances -** That Sub Lessee shall be responsible to obtain all necessary and statutory compliances, approvals sanctions required for starting and running of the educational activities. The Sub Lessor shall in no way be responsible for getting such compliances, approvals sanctions. However, the Sub Lessor shall at the request of the Sub Lessee provide such assistance by way of furnishing of any documents in their custody or granting of consent/signature necessary for obtaining such compliances, approvals, sanctions.

(l) **Inspect the said subject matter land -** That Sub Lessor or its agent/s shall be entitled to enter upon the said subject matter land at any time to inspect the condition of the said subject matter land.

(m) **Right to construct additional floor -** That Sub Lessor shall have right to the terrace and shall also have the right to construct additional floor after necessary permission of the appropriate Authorities.

4. The Sub Lessor hereby agrees to observe and perform the following conditions that is to say :—

(a) **Submission of plans for approval** — That Sub Lessor shall submit to the Development Permission Division of the Authority, or any other officer duly empowered in this regard hereinafter referred to as “the said Officer” for his approval the plans, elevations, sections, specifications and details of the building erected on the said subject land and the Sub Lessor shall, at its own cost and as often as he may be called upon to do so, amend all or any such plans and elevations and if so required, shall produce the same before the Development Permission Division of the Authority, or the said Officer and shall supply him such



हवल-२३		
22CE	92	33
२०२३		

details, as may be called for, of plans, elevations and specifications and when such plans, elevations, details and specifications shall be finally approved by the Development Permission Division or the said officer and signed by him.

(b) **Fencing during construction.**- The said subject land shall be fenced in during construction by the Sub Lessor at its expense in a manner approved by the Development Permission Division or the said Officer.

(c) **No work to begin until plans are approved.**- no work shall be commenced or carried, until the said plans, elevations, sections, specifications and details shall have been so approved.

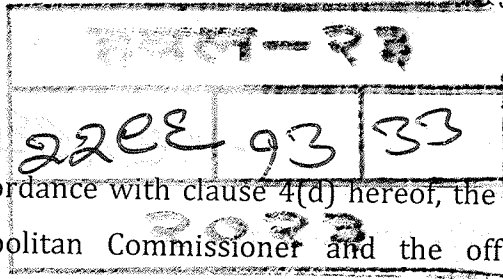
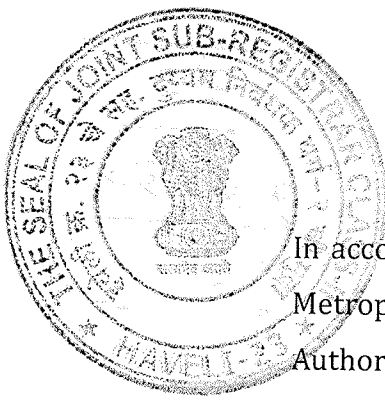
(d) **Approval for completion of construction work —** That Sub Lessor has got approval for their plans and specifications of building erected on the land, at their own expense and in substantial and workmen-like manner and with sound materials and in compliance with the said Development Control Regulations (DCPR 2018 PMRDA) and Building Regulations and all Municipal Rules, bye-laws and regulations applicable thereto and in strict accordance with the approved plans, elevations, sections, specifications and details, to the satisfaction of the PMRDA and conforming to the buildings lines marked on the plan and the Development Control Regulations and Building Regulations, build and completely finish, fit for occupation a building to be used as building with all requisite drains and other proper conveniences thereto.

**5. Power to terminate sub lease**

If any reason, the Metropolitan Commissioner may by notice in writing to the Sub Lessor, revoke the license and re-enter upon the said plot of land; accordingly, the Sub Lessor will intimate to the Sub Lessee about the said notice and thereupon the license shall come to an end.. On the date of termination the Sub Lessee shall surrender the peaceful, vacant physical possession of the said subject matter land to the Sub Lessor.

**6. Power to Sub Lessor and PMRDA i.e. Authority**

*Handwritten signature*



In accordance with clause 4(d) hereof, the Sub Lessor and PMRDA and Metropolitan Commissioner and the officers and servants of the Authority acting under their directions of all reasonable times shall have right to enter upon the said subject land to view the state and progress of the work and for all other reasonable purpose.

7. **Grant of Lease-** the building and works have been erected in accordance with the terms of said Agreement to Lease deed dated 16/10/2020 and thereby grant lease in favour of Sub Lessor and hence by execution of these presents the Sub Lessor hereby grant/assign for sub lease the said subject land in favour of the Sub Lessee uptill the term of 80 years from the execution of Agreement to Lease deed dated 16/10/2020, and the Sub Lessee shall accept a sub lease on payment of ground rent at the following rates.

#### **Ground Rent**

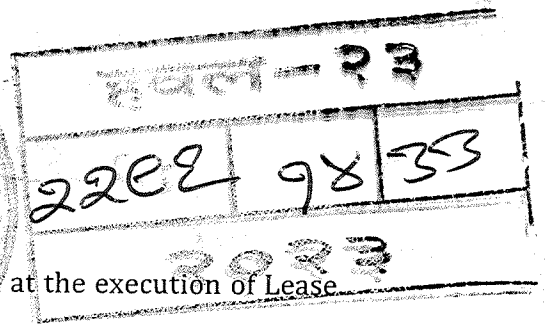
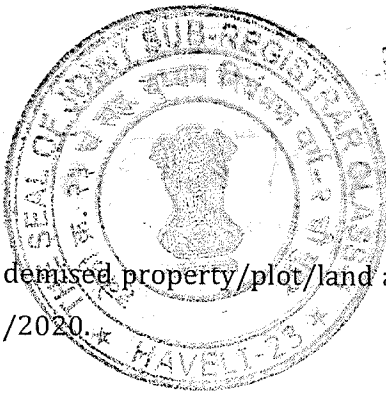
The Sub Lessee shall have to pay annual ground rent at the **rate of Rs. 105/- per sq. ft. on carpet area admeasuring 42700 Sq.ft**, payable monthly in advance, without any deductions whatsoever, on or before the 10<sup>th</sup> of every month.

If the Sub Lessee fails to pay the agreed rent on time then the Sub Lessor shall be entitled to terminate this Sub Lease by issuing notice to the Lessee. On the date of termination the Sub Lessee shall surrender the peaceful, vacant physical possession of the said subject matter land to the Sub Lessor. It is specifically agreed by and between the parties that upon termination of this sub lease, the Sub Lessor shall refund the said interest free amount of security deposit to the Sub Lessee.

#### **8. Indemnity for Title-**

The plot of subject land being demised under this deed is an amenity space in the layout already developed. The owner and Developer have already handed over the amenity space to the Government represented by the collector of Pune, which in terms has been delivered to the PMRDA, the subsequently constituted statutory body. Thus, the PMRDA has already undertakes to indemnify the Sub Lessor for any defect in the

*Handwritten signature*



title in respect of demised property/plot/land at the execution of Lease deed dated 16/10/2020.

**9. Notice -**

Any notice to be given to the Sub Lessee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Sub Lessee at the usual or last known places of residence or business or on the said subject land hereby agreed to be demised or if the same shall have been affixed to building or otherwise, upon the said subject land.

**10. Binding Effects -**

That all the terms and conditions mentioned in these presents and also in the Agreement to Lease deed dated 16/10/2020 shall be always binding upon the parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hand and seal the day and year first above written.

**SCHEDULE**

**(SAID SUBJECT matter)**

All that piece and parcel of land bearing S. No. 12/3 to 5 & 12 to 16/ Plot 18/ Amenity Space area admeasuring **9011.63 Sq. mtrs.** Out of the total area admeasuring 9474.00 Sq. mtrs., upon which constructed **building portion having an carpet area admeasuring 42700 Sq. Ft.** (the present subject matter is upto 2<sup>nd</sup> floor only) is the subject matter, situated at village Mhalunge, Taluka Mulshi, Dist Pune, which is within the jurisdiction of Sub-Registrar, Haveli, Pune and also within the limits of Pune Metropolitan Region Development Authority, Pune, the said subject land is bounded as follows -

On or towards East : By S. No. 15 (P)  
On or towards South : By S. No. 16 and open Space  
On or towards West : By Proposed 36 mtrs.R. P. Road  
On or towards North : By 12 mtrs. internal Road





हवेली-२३		
2202	94	33
2023		

The said subject land is more particularly delineated on the plan annexed hereto and shown thereon by a red coloured boundary line.

**SIGNED AND DELIVERED by the within named Sub Lessor**

**Wisdom Purple Vishwakarma Educational LLP**

Through its authorized signatory,

**Mrs. Manisha S. Agarwal**

In the presence of---

- 1.
- 2.



**SIGNED AND DELIVERED by the within named Sub Lessee**

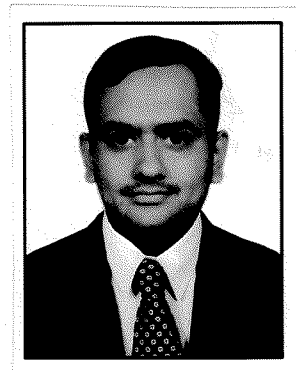
**M/s. VISHWKARMA PURPLE EDUCATIONAL TRUST**

Through its authorized signatory

**Mr. Bharat Rajkumar Agarwal**

In presence of ---

1.   
Navin Agarwal
2.   
AMIT CHANNIRAMRA





PUNEMETROPOLIS



हवेल-२३		
2209	98	33
2023		

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

पिंपरी चिंचवड नववजार विकास प्राधिकरण, नवीन प्रशासकीय इमारत, आकुरी, पुणे-४४  
**Pune Metropolitan Region Development Authority, Pune**  
 Chinchwad Navnagar Development Authority, New Administrative Building, Akurdi, Pune - 44  
 जमीन व मालमत्ता विभाग E mail ID : [pmrda@gmail.com](mailto:pmrda@gmail.com)

Ja.kr./L & E/e-Auction-07/05-19/L-4/CR-219

Date:23/02/2021

To,

Wisdom Purple Vishwakarma Education L.L.P.,  
 S.No. 210,Aundh Chest Hospital Road,  
 Near PCMC D Zone Office, Wakad, Pune 411057.

**Subject : Contional No Objection Certificate (NOC) For Creation of Mortgage and Sub- Lease Rights on Amenity Space land admeasuring 9011.63 Sq.M. at Survey No.12/3 to 5 & 12 to 16/plot18/Amenity Space.**

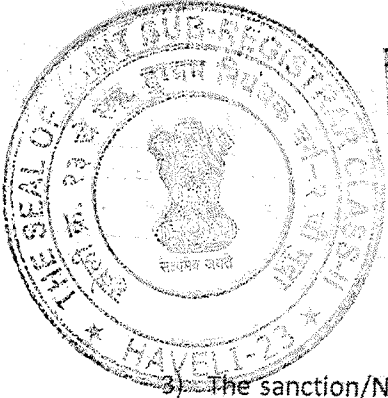
- Reference: 1. Registration number 7407/2020 Dt. 16/10/2020.  
 2. Application Dt. 20/01/2021 Wisdom Purple Vishwakarma Education L.L.P.  
 3. Approval not. Dt. 18/02/2021 by The Metropolitan Commissioner.  
 4. Application with cheque (payment of 10% of lease amount) Dt. 15/02/2021  
 Wisdom Purple Vishwakarma Education L.L.P.

With reference to the above mentioned agreement to lease and in accordance to clause' 3 (k) Assignment' with respect to the land Bearing Survey No.12/3 to 5 & 12 to 16/plot18/amenity space admeasuring 9011.63 Sq.M. situated at Village Mhalunge, Taluka Mulshi, District Pune ("said Property"), No objection is given for mortgage and sub-lease of the said land subject to satisfaction of the following conditions :

- 1) Wisdom Purple Vishwakarma Education L.L.P. may, create a mortgage / lien on the said Property or its interest therein, in favour of any Bank / Non-Banking Finance Company / Housing Finance Company / Financial Institution or any Lender to raise Finance / Loan / Construction Finance / Lease Rental Discounting or any sort of Financial Facility. Further, in case of termination / end of the Lease tenor Wisdom Purple Vishwakarma Education L.L.P. shall at its cost must clear and settle all mortgages and encumbrances from the said Property before handing over possession to PMRDA.
- 2) For further any sub-sub- lease lessee has to apply to PMRDA independently for the permission.

*Handwritten signature*

*Handwritten signature*



मजाल-२३		
2203	90	33
2023		

3) The sanction/NOC shall be subject to the Land disposal Regulations 2021 that are in process for approval. Any change in final regulations shall be applicable to the NOC.

*Snehal Barge* 23/2/2021  
(Snehal Barge)

**Additional Commissioner  
and Additional CEO  
Pune Metropolitan Region Development  
Authority, Pune**

*21/5/21*  
*Shahid*

*RF*  
*My own*



हयल - २३  
2202 96 33

मौजे- म्हाळुंगे, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. १२/३ ते ५ व १२ ते १६ सुविधा भुखंड क्र. १८, क्षेत्र - १०११.६३ चौ.मी. क्षेत्रावरील शैक्षणिक (प्राथमिक व माध्यमिक शाळा) वापराची इमारत बांधकाम प्रस्ताव



PUNEMETROPOLIS

## पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गावकवाड उद्योग भवन, औंध, पुणे - ४११००७.

S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411007

Ph No: 020 - 259 33 344 / 356 / 333 / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

विकास परवानगी व प्रारंभ प्रमाणपत्र  
(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र. : वीएमयु/मौ.म्हाळुंगे/स.नं. १२/३ ते ५ व १२ ते १६, भु.क्र. १८/प्र.क्र. ६४२/२०-२१/

दि. २२/०३/२०२१

प्रति,

पुणे महानगर प्रदेश विकास प्राधिकरण पुणे तर्फे भाडेपट्टाधारक,

विस्डम पर्पल विश्वकर्मा एज्युकेशन एल. एल. पी. तर्फे,

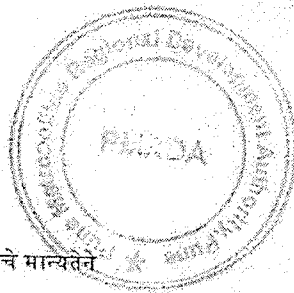
सौ. मनीषा श्रवण अगरवाल,

स.नं. १३५/१ पॅराडीसो अगरवाल वंग्लो,

कल्पना नगर, पापण, पुणे.

मौजे- म्हाळुंगे, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. १२/३ ते ५ व १२ ते १६ सुविधा भुखंड क्र. १८, क्षेत्र - १०११.६३ चौ.मी. क्षेत्रावरील शैक्षणिक (प्राथमिक व माध्यमिक शाळा) वापराची इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त आला आहे.

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.



महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

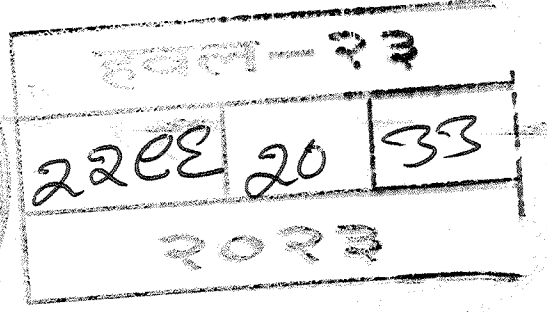
पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

Handwritten signature

Handwritten signature

My own

Index-2( सूची - २ )



16/10/2020

दुय्यम निबंधक : सह दु.नि.हवेली 25

दस्त क्रमांक : 7407/2020

नोदणी :

Regn:63m

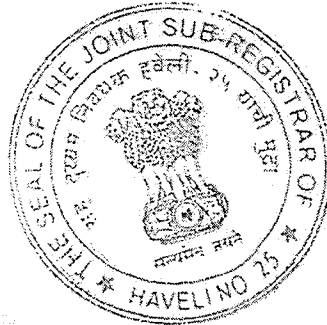
गावाचे नाव : महाळुगे	
(1) विलेखाचा प्रकार	वैग्रीसेट दू लीज
(2) मोबदला	110806880
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	81030330
(4) भू-मापन, पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गांव नौजे म्हाळुगे येथील स.नं.12/3 ते 5 व 12 ते 16 प्लॉट नं.18 एमिनिटी स्पेस मधील सुविधा भूखंड 9011.63 चौ.मी. प्राधिकरणा तर्फे भाडेपट्ट्याने 80 वर्ष मुदतीवर देण्यात येत असे( ( Survey Number : 12/3 ते 5 व 12 ते 16 ; ) )
(5) क्षेत्रकळ	1) 9011.63 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वीरुम परपल निबंधकर्ता एजुकेशनल एल एल पी तर्फे अधिकृत सही करणार मनीषा एस अगरवाल - वय:-50; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.पाषाण पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AABFW0972C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पुणे महानगर प्रदेश विकास प्राधिकारन तर्फे अधिकृत सही करणार शिल्पा तरसिन्हा करमरकर - वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.आकुर्डी पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	16/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	7407/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5540500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल केली  
मी वाचली  
मी रुजवात घेतली  
अस्तित्व वरहुकुम नक्कल  
दस्तावेजातची प्रत  
श्री./सौ. मनीषा अगरवाल  
यांना दिली असे.  
तारीख १६/१०/२०२०

सह-दुय्यम निबंधक हवेली क्र. २५

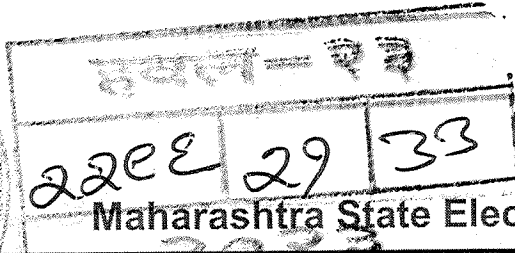


iSarita v1.7.0

*Handwritten signature*

*Handwritten signature*





Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF DEC-2022

202212251799845

GSTIN:27AAECM2933K1ZB

Website:www.mahadiscom.in

HSN CODE:27160000

GANESHKHIND CIRCLE - 517 S'NAGAR DIVISION - 302 AUNDH CC SUB-DIVN. - 599

1

Consumer No. : 160229059000

Consumer Name : WISDOM PURPLE VISHWAKARMA EDUCATION LLP

Address : PLOT NO 18, S NO. 12/3 & OTHERS WISDOM PURPLE  
PUNE CITY PUNE

Village: Pune (CB)

Pin Code : 411045

BILL DATE	04/01/2023	3,90,760.00
DUE DATE	18/01/2023	
IF PAID UPTO	10/01/2023	3,87,580.00
IF PAID AFTER	18/01/2023	3,95,580.00
Last Receipt No./Date: 0006944500 / 20-12-2022		
Last Month Payment : 3,86,870.00		
Scale / Sector : Large Scale / Private Sector		

Email : \*\*\*t.accounts@gmail.com

Mobile No. : 77*****49	Meter No. : 055-X1096517	Seasonal :	Load Shed Ind : OTHER
Sanctioned Load (KW): 905	Connected Load (KW) : 905.00	Urban/Rural : Urban	Express Feeder : No
Contract Demand (KVA) : 572.00	65% of Con. Demand (KVA) : 371.80	Feeder Voltage (KV) : 22	LIS Indicator :
Tariff : 158 HT-II	old trf HT-II		

Date of Connection : 18/08/2022	Category : COMMERCIAL	GSTIN :
Supply at : HT	Elec. Duty : 06 PART B	PAN :
Prev. Highest (Mth) : OCT	Prev. Highest Bill Demand (KVA) : 70	
S.D. Held Rs. : 13,12,168.00	Addl. S.D. Demanded Rs. : 0.00	MIDC Zone: AREA A
Bank Guarantee Rs. : 0	S.D. Arrears Rs. : 0.00	

BILLING HISTORY

Bill Month	Units	Bill Demand(KVA)	Bill Amount
NOV-22	11,020	372	3,86,866
OCT-22	12,225	372	4,06,467
SEP-22	11,830	372	3,99,751
AUG-22	4,880	372	1,76,859
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0

CUSTOMER CARE Toll Free No.  
1912, 1800-233-3435, 1800-212-3435

IGRC: Office of the Superintending Engineer,  
MSEDCL Ganeshkhind Circle, Prakash Bhavan,  
Pune-411007., Phone - 020-25630057

In case of non-redressal of grievance here,  
consumer may make his representation to below  
forum

CGRF: 925, Administrative Building, 2nd Floor,  
Kasba Peth, Pune 411011., Phone - 020-24570520

MSEDCL  
wishes you  
HAPPY NEW YEAR !!

For making Energy Bill payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDHT01160229059000
- IFS Code: SBIN0008965 (fifth, sixth and seventh character is zero)
- Name of Bank: SBI Bank
- Name of Branch: IFB, BKC Branch-MSEDCL

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

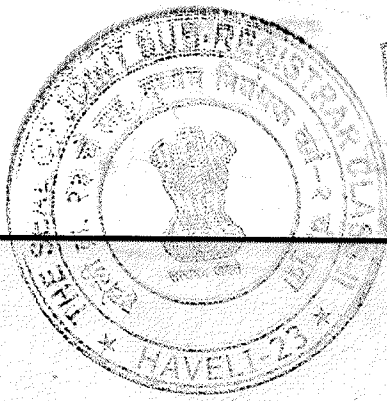
- Tariff Revised w.e.f. 01.04.2022. Tariff Order is available at Mahavitaran Portal.
- Physical Bills are not served. You can view and pay bill online at portal <https://wss.mahadiscom.in/wss/wss>
- Consumer can pay bill through portal using various online modes.
- As per Income Tax provision vide section 269 ST cash receipt of Rs. 2.00 lakhs and above will not be accepted by MSEDCL against any type of payment.
- As per MERC order dt. 24/02/2021, monthly energy bill payment in cash is limited Rs.5000/- w.e.f. 01/11/2021.
- As per GoM Notification dtd. 14.08.2020, rate of Electricity Duty for Part-F Industrial is revised from 9.3% to 7.5% from billing month Aug-20
- Activity: MEETING/TOWN HALL

Important Message :


- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration.
- Submit / update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special desk is operational for HT Consumers, please contact : htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For any payment to MSEDCL, ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt.
- Pay online to avoid any inconvenience.

Handwritten signature

Handwritten signature



हवेली-२३		
2208	22	33
2023		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
VISHWAKARMA PURPLE EDUCATIONAL TRUST		
20/01/2010 Permanent Account Number		
AABTV2302H		


11032010

Man

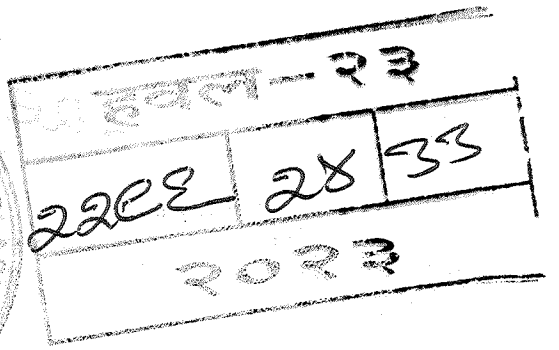
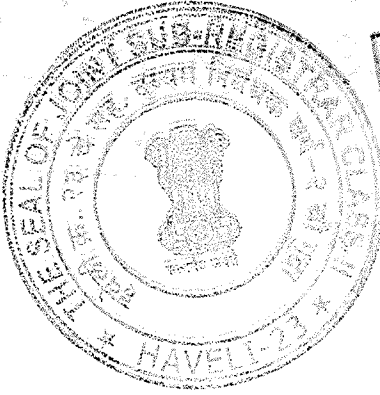




हवल-२३		
2202	23	33
2023		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
WISDOM PURPLE VISHWAKARMA EDUCATIONAL LLP		
01/04/2010 Permanent Account Number AABFW0972C		
		18052010

*Handwritten signature*



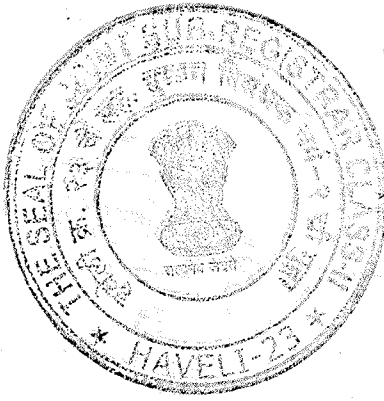
**आयकर विभाग**  
INCOME TAX DEPARTMENT  
**MANISHA SHRAVAN AGARWAL**  
**ARUN PRAHALAD RUNGTA**  
**21/04/1969**  
Permanent Account Number  
**AARPA6826H**

**भारत सरकार**  
GOVT. OF INDIA


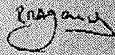

**Manisha Agarwal**  
Signature

**20082009**

*Manisha Agarwal*



हवेली - २३		
2208	24	33
२०२३		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
BHARAT RAJKUMAR AGARWAL		
RAJKUMAR BANSILAL AGARWAL		
07/08/1981 Permanent Account Number		
ACRPA6248F		
 Signature		10042012

*Handwritten signature*

BRA

(X)

2/9665  
Tuesday, May 17, 2022  
3:22 PM

पुणेची

Original/Duplicate  
नॉकॉपी क्र. 39M  
Regn.:39M

पावली क्र.: 9908 दिनांक: 17/05/2022

सावाधे नाव: गुजरेकरी  
दस्तावेजाचा अनुक्रमांक: 1605202200299  
दस्तावेजाचा प्रकार: कृषाधुधधारणा  
मातेर अस्थापनेचा नाव: जनार्दन तुकाराम सावंत

नॉकॉपी फी  
रान हस्ताक्षरी फी  
पुढाफी सक्ता: 15

₹. 100.00  
₹. 300.00

एकूण: ₹. 400.00

जापणात मूळ दस्त, धावेलेत प्रिंट, गुणी-२ अंदाजे  
3:39 PM झूट वेळेस मिळेल.

मा. दस्तावेज (गुणी-२)

वापरात गुण्य: ₹. 0.001/-  
मोबसता ₹. 0/-  
आपले पुढाफ शुल्क: ₹. 500/-

1) दस्तावेजा प्रकार: DHG शुल्क: ₹. 300/-  
सीरीअलनं. ऑफर क्रमांक: 1605202200299 दिनांक: 17/05/2022  
बॅकचे नॉम व पता:  
2) दस्तावेजा प्रकार: eChallan शुल्क: ₹. 100/-  
सीरीअलनं. ऑफर क्रमांक: MH00191008820223E दिनांक: 17/05/2022  
बॅकचे नॉम व पता:

CHALLAN  
MTR Form Number-6

GRN	MH00191008820223E	BARCODE			Date	16/05/2022-10:51:32	Form ID	48(f)					
Department		Inspector General Of Registration		Payer Details									
Stamp Duty		TAX ID / TAN (If Any)											
Type of Payment		Registration Fee		PAN No.(If Applicable)									
Office Name		HVL1_HAVELI NOT SUB REGISTRAR		Full Name		Janardan Tukaram Sawant							
Location		PUNE		Flat/Block No.		Plot No. 13							
Year		2022-2023 One Time		Premises/Building									
Account Head Details		Amount In Rs.		Amount In Words									
0030046401 Stamp Duty		500.00		Six Hundred Rupees Only									
0030063301 Registration Fee		100.00		500.00 Words									
PIN		411037		Remarks (If Any)									
				SecondPartyName=Bharat Rajkumar Agarwal									
Department ID		9960064885		NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.									
Cheque/DD No.		Bank CIN		Ref. No.		022322922051605065 132193101							
Name of Bank		Bank Date		RBI Date		16/05/2022-10:52:13 Not Verified with RBI							
Name of Branch		Bank Branch		Scroll No. , Date		BANK OF INDIA 43, 17/05/2022							
Challan Defaced Details		Sr. No.		Remarks		Defacement No.		Defacement Date		User Id		Defacement Amount	
		1		(S)-2-9665		0001031284202223		17/05/2022-15:22:18		IGR009		100.00	
		2		(S)-2-9665		0001031284202223		17/05/2022-15:22:18		IGR009		500.00	
						Total Defacement Amount						600.00	

CHALLAN  
MTR Form Number-6

GRN	MH00191008820223E	BARCODE			Date	16/05/2022-10:51:32	Form ID	48(f)
Department		Inspector General Of Registration		Payer Details				
Stamp Duty		TAX ID / TAN (If Any)						
Type of Payment		Registration Fee		PAN No.(If Applicable)				
Office Name		HVL1_HAVELI NOT SUB REGISTRAR		Full Name		Janardan Tukaram Sawant		
Location		PUNE		Flat/Block No.		Plot No. 13		
Year		2022-2023 One Time		Premises/Building				
Account Head Details		Amount In Rs.		Amount In Words				
0030046401 Stamp Duty		800.00		Six Hundred Rupees Only				
0030063301 Registration Fee		100.00		600.00 Words				
PIN		411037		Remarks (If Any)				
				SecondPartyName=Bharat Rajkumar Agarwal				
Total		600.00		600.00 Words				
Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN		Ref. No.		022022922051605065 132193101		
Name of Bank		Bank Date		RBI Date		16/05/2022-10:51:32 Not Verified with RBI		
Name of Branch		Bank Branch		Scroll No. , Date		BANK OF INDIA Not Verified with Scroll		
Department ID		9960064885		NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.				

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1605202200299	Date	16/05/2022
Received from Janardan Sawant, Mobile number 9860064886, an amount of Rs.300/- towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.			
Payment Details			
Bank Name	SBIN	Date	16/05/2022
Bank CIN	10004152022051600282	REF No.	213605082103
This is computer generated receipt, hence no signature is required.			

हवल - २३

२२०६ २६ ३३

२०२२

SEAL OF THE SUB-REGISTRAR

२२०६ २६ ३३

२०२२

हवल - २३

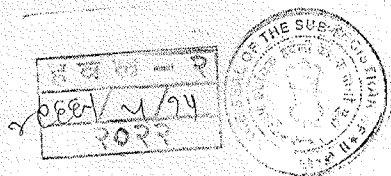
२२०६ २६ ३३

२०२२

SEAL OF THE SUB-REGISTRAR

२२०६ २६ ३३

२०२२



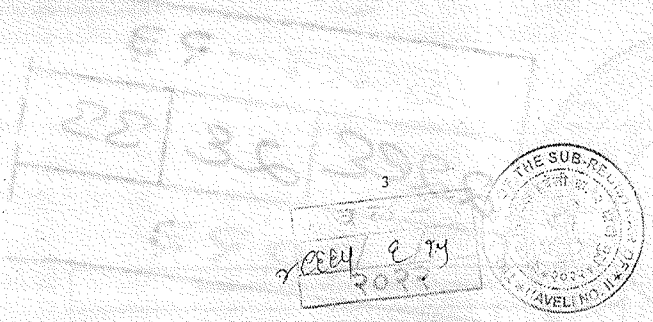
WHEREAS:

- 1) I the undersigned is residing at Shrivastav Bungalow, Plot No. 13, Mukund Co-op. Society, Mukundnagar, Pune - 411037. I am owner of various properties which are situated in Pune and within its District Limits, at District Ratnagiri etc. The said properties are owned and possessed by me. I am also working in position of Trustee at various Trusts such as - 1) Bansilal Ramnath Agarwal Charitable Trust, 2) B.R. Agarwal Educational Trust, 3) B.R. Agarwal Religious Charitable Trust, 4) Vishwakarma Purple Educational Trust, 5) Vishwakarma Kasturi Trust, 6) Vishwakarma Educational Foundation and various others. I am also having various businesses such as Aakar Foundry Pvt. Ltd., Kudos, Vishwakarma Hostels LLP, Vishwakarma Global Education Services Pvt. Ltd., and so many other businesses which I am running all over India including Pune and also in other countries.
- 2) Because of my pre-occupations it is not feasible and practicable to attend the office of Hon'ble Sub Registrar Haveli for the purposes of registration of various documents such as Sale Deed, Agreement to Sale, Assignment Deed, Deed of Transfer, Lease Deed, Leave and License, Consent Deed, Confirmation Deed, Mortgage Deed etc. Various agreements, deeds and documents which is/are to be executed in my name or in the name of various



SPECIAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, I  
BHARAT RAJKUMAR AGARWAL, Age about: 40 years,  
Occur: Business, send greetings;



organizations, trusts and commercial entities mentioned as above wherein I will be signatory for any type of document which is/are to be registered before the Hon'ble Sub-Registrar Office/Registrar of Assurances or any registering authority at any place in India.

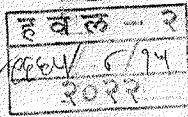
- 3) That for the reasons stated above, I have decided to appoint Mr. Janardan Tukaram Sawant, age - 35 years, Occupation - Business, R/at - House No. 1647, Vaishnav Nivas, Sukhsagar Nagar Part-2, Lane No. 7, S. No. 18, Katraj, Pune - 411046 and Mr. Prashant Sadanand Dhakate, age 33 years, Occupation - Service, R/at - CTS No. 940, Ravivar Peth, Pune - 411002 to be my true and lawful Power of Attorney to do following acts, deeds and things for me and on my behalf by either of them severally in respect of the properties owned and possessed by me now and which will be purchased, owned and possessed by me in future and the Trusts and organizations wherein I am a signatory in any manner or the Trusts, organizations, business and entities wherein I will be signatory in any manner in future :-
  - a) To present and lodge for registration of any type of document such as Sale Deed, Agreement to Sale, Assignment Deed, Deed of Transfer, Lease Deed, Leave and License, Consent Deed, Confirmation Deed, Mortgage Deed etc. Various agreements,

deeds and documents which is/are to be executed in my name or in the name of various organizations, trusts and commercial entities mentioned as above wherein I will be signatory for any type of document by said Power of Attorney Holder with the office of Sub Registrar/Registrar of Assurances in Pune, Maharashtra or anywhere in India.

- b) To pay the appropriate charges/fee if any required to be paid by me on account of registration of the said document on my behalf.
- c) To identify my signatures and admit execution of the said document signed by me in any capacity as mentioned above before the Sub Registrar/Registrar of Assurances/Registering Authority anywhere in India.
- d) To sign on the forms and applications to be submitted for registration of any document for and on my behalf.
- e) For the purposes mentioned above if required sign and execute such other applications, affidavits, statements and declarations as lawfully required by the concerned Competent Authority and not otherwise.
- f) To engage or appoint any solicitor, counsel, advocate, pleader or lawyer on my behalf wherein I





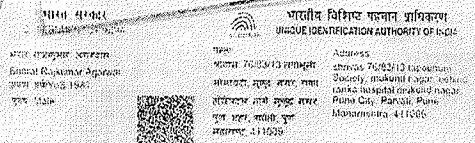
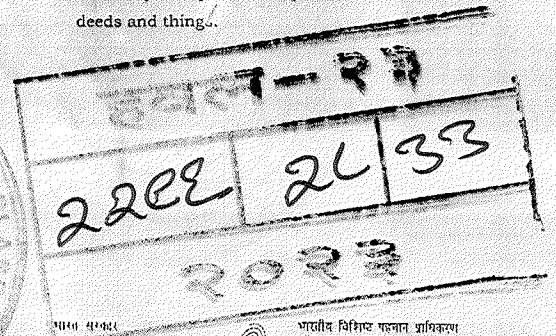
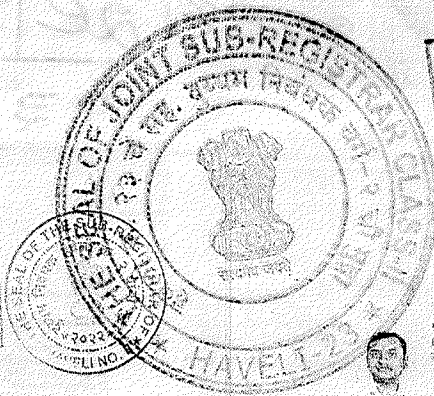
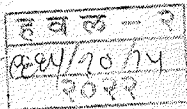


shall be signatory in any capacity and to give instructions, provide the documents and to file suit, dispute, proceeding before the competent Court, Tribunal, Governmental and Semi-Governmental Authorities and bodies on my behalf wherein I shall be signatory in any capacity.

- g) To instruct lawyer regarding drafting of pleadings, including suits, written statement, applications, affidavits, undertakings and declarations etc. To sign and verify Vakalatnama, Pleadings, and Applications, etc.
- h) To appear in any proceeding before any Court or Tribunal, for and on my behalf wherein I shall be signatory in any capacity as mentioned above.
- i) To plead and depose - give evidence on my behalf either orally or by swearing affidavit in the Courts, Tribunal or Governmental and Semi-Governmental authorities in above referred matter.
- j) To affirm and sign Affidavit, undertaking and declaration.
- k) To make applications for obtaining certified copies of the above mentioned proceedings including Judgment, Decree, Order, Applications, Pleadings, etc. and to receive the same.
- l) To deposit money in the Court as and when required and also to withdraw such money if I am

entitled to withdraw the same and pass the proper receipt for the same.

- m) To negotiate and settle the terms of compromise and to sign such compromise deed, purshis etc. and to file the same before the Hon'ble Court in the said matter.
- n) To produce the documents necessary for the said matter, on record and also to withdraw such documents from the said Court.
- o) To make and prefer Appeals, Revisions, Review, Writ Petition to the Appellate Court, High Court and Supreme Court of India, if necessary and if other party makes any such proceedings in the Appellate Court, High Court or Supreme Court of India, then to defend the same.
- p) To sign and file Execution Petition before the Hon'ble Civil Court for executing the decree or any order that may be passed by the Civil Court, Hon'ble High and the Hon'ble Supreme Court.
- q) To pay the fees, expenses, and any other amount payable to the lawyer on account of their services and to collect the receipt thereof.
- r) And the above power of attorney holder/s shall do all other such acts, deeds, and things in order to effectively carry out and perform the above acts, deeds and thing.



3115 0496 1012

माधव - सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

I hereby undertake to confirm and ratify all such acts, deeds and things as may be lawfully done by the said attorney by virtue of the present power of attorney as if done by me personally.

IN WITNESSES WHEREOF WE HAVE SIGNED  
HEREUNDER AT PUNE ON THIS 17<sup>th</sup> DAY OF MAY,  
2022.



**BHARAT RAJKUMAR AGARWAL**  
EXECUTANT

WE ACCEPT THE POWERS  
HEREBY GIVEN



*Janardan*



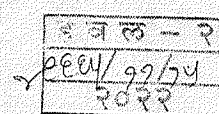
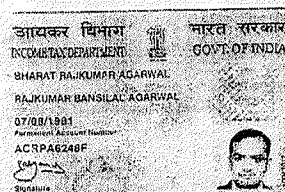
1) JANARDAN TUKARAM SAWANT



*Prashant*



2) PRASHANT SADANAND DHAKATE  
(ATTORNEY HOLDERS)



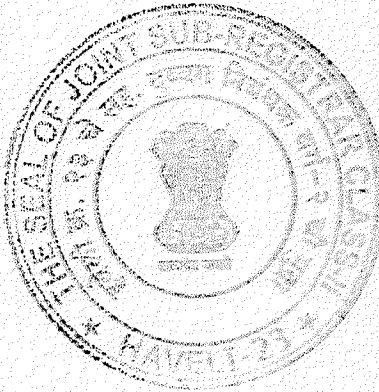


## घोषणापत्र

मी श्री. ~~प्रशांत सदानंद धोले~~ -----  
वय : ~~४५~~ ----- वर्ष, धंदा : ~~मोकरी~~ -----  
रा. ~~८००, रवीवार पेठ पुणे~~ -----  
~~५११००२~~ ----- याद्वारे घोषित करतो की, दुय्यम  
निबंधक ~~खोबळी व्हा ३३~~ ----- यांचे कार्यालयात  
~~सोडपट्टा~~ ----- या शिर्षकाचा दस्त नोंदणीसाठी  
सादर करण्यात आला आहे. ~~इरत राजकुमार अहारवाल~~ -----  
यांनी दि. ~~१७/०५/२०२२~~ ----- रोजी मला दिलेल्या  
कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे  
/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र  
लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही  
कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः  
सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी  
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला  
जाणीव आहे.

दिनांक २५/७/२०२३

कुलमुखत्यारपत्रधारकाचे नांव व सही



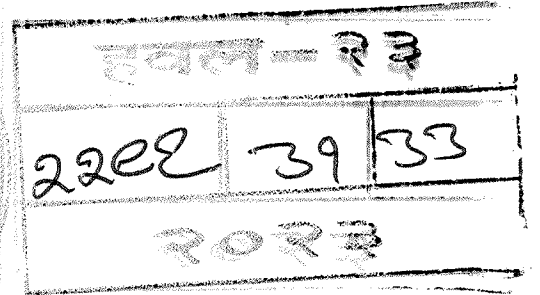
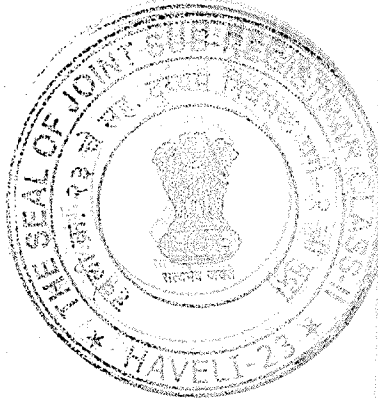
हवल-२३		
2208	30	33
२०२३		



मूल्यांकन पत्रक ( शहरी क्षेत्र - खुली+बांधीव )					
Valuation ID हवल23	202301253010			25 January 2023,12:31:31 PM	
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2022 पुणे तालुका : मुळशी विभागाचे नाव : ( विक्र.66) म्हाळुंगे नव्याने समाविष्ट (पुणे महानगरपालिका ) 66/3-गावठाणाला लागून असलेल्या उर्वरित विकसित मिळकती Pune Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#12				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन 15500	निवासी सदनिका 70070	कार्यालय 81180	दुकाने 91120	औद्योगिक 0
	मोजमापनाचे एकक चौ. मीटर				
<b>खुल्या व बांधीव क्षेत्राची माहिती</b> बांधीव क्षेत्र- 4363.6चौ. मीटर एकूण क्षेत्र- 4363.6चौ. मीटर बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे मिळकतीचा वापर- प्राथमिक शाळा Bulk Land मिळकतीचा प्रकार- खुली+बांधीव मूल्यदर/बांधकामाचा दर- Rs.70070/-					
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
<b>बांधीव क्षेत्राचे मूल्यांकन</b> घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर $= (((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर})$ $= (70070 - 15500) * (100 / 100) + 15500$ $=$ $Rs.70070/-$					
A) मुख्य मिळकतीचे मूल्य $= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 70070 * 4363.6$ $= Rs.305757452/-$					
Applicable Rules : ,3					
<b>बांधीव क्षेत्राचे एकत्रित मूल्य</b> $= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{मेझॅनाईन मजला क्षेत्र मूल्य} + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} + \text{बंदिस्त बाल्कनी} + \text{स्वयंचलित वाहनतळ}$ $= A + B + C + D + E + F + G + H + I + J$ $= 305757452 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= Rs.305757452/-$					

Home

Print



524/2296

बुधवार, 25 जानेवारी 2023 1:00 म.नं.

दस्त गोषवारा भाग-1

हवल23

दस्त क्रमांक: 2296/2023

दस्त क्रमांक: हवल23 /2296/2023

बाजार मूल्य: रु. 30,57,57,452/- मोबदला: रु. 20,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,37,59,500/-

दु. नि. सह. दु. नि. हवल23 यांचे कार्यालयात

अ. क्र. 2296 वर दि.25-01-2023

रोजी 12:56 म.नं. वा. हजर केला.

पावती:2482

पावती दिनांक: 25/01/2023

सादरकरणाराचे नाव: (भाडेकरु) मे.विश्वकर्मा पर्पल एज्युकेशनल ट्रस्ट तर्फे अधिकृत सहिकरीता भरत राजकुमार अगरवाल तर्फे क.ज.कु.मु. म्हणुन प्रशांत सदानंद धकाते

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

दस्त हजर करणाऱ्याची सही:

एकुण: 30760.00

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 25 / 01 / 2023 12 : 56 : 09 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / 01 / 2023 12 : 58 : 09 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार  
सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास  
जोडलेली पूरक कागदपत्रे ही अस्सल व खरी  
असून ती खोटी व बनावट आढळून आल्यास  
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये  
होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.

लिहून देणार

लिहून घेणार





25/01/2023 1 27:08 PM

दस्त गोषवारा भाग-2

हवल23

दस्त क्रमांक:2296/2023

दस्त क्रमांक :हवल23/2296/2023

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:(भाडेकरू) मे.विश्वकर्मा पर्पल एज्युकेशनल ट्रस्ट तर्फे अधिकृत सहिकरीता भरत राजकुमार अगरवाल तर्फे क.ज.कु.मु. म्हणुन प्रशांत सदानंद धकाते पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं.13 श्रीनिवास बंगलो मुकुंद नगर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:ACRPA6248F	भाडेकरू वय :-34 स्वाक्षरी:		
2	नाव:(मालक) विस्डम पर्पल विश्वकर्मा एज्युकेशनल एलएलपी तर्फे अधिकृत सहिकरीता मनिषा एस अगरवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 135/1पराडिसो बंगलो पाषाण सुस रोड,क्रिस्टल गार्डन,पाषाण पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AABFW0972C	मालक वय :-50 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:25 / 01 / 2023 01 : 24 : 24 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गणेश दत्तात्रय सोनोणे - - वय:54 पत्ता:31, औंध रोड,पुणे पिन कोड:411202		
2	नाव:बाळासाहेब बोधक - - वय:45 पत्ता:वारजे पुणे पिन कोड:411058		

शिक्षा क्र.4 ची वेळ:25 / 01 / 2023 01 : 25 : 34 PM

Jt. Sub Registrar Haveli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	vishwkarma purple educational trust	eChallan	02300042023011181607	MH013576612202223E	13759500.00	SD	0007087076202223	25/01/2023
2		DHC		1101202307374	560	RF	1101202307374D	25/01/2023
3		DHC		2501202301154	200	RF	2501202301154D	25/01/2023
4	vishwkarma purple educational trust	eChallan		MH013576612202223E	30000	RF	0007087076202223	25/01/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] प्रमाणित करण्यात येते की

या दस्तऐवजात एकूण 33 पृष्ठे आहेत

2296 /2023

Know Your Rights as Registrants

पहिले नंबराचे पुस्तकाचे

2200 नंबरी नोंदला.

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

सह. मुख्य निबंधक (वर्ग-२) हवेली क्र.२३

दिनांक 24/9 /2023

